



Bootmakers Court, Ben Jonson Road, London, E1 4GJ

£470,000

A superb 2 double bedroom 2 bathroom split level garden apartment for sale within this sought after modern development located between Mile End & Bow.

Open plan living room with luxury fitted kitchen, glass doors leading out to a private courtyard garden, downstairs cloakroom, spacious upstairs landing leading to 2 double bedrooms and 2 luxury bathroom suites.

'Bootmakers Court' is situated by the Regents Canal and Mile End Park, with the Mile End leisure centre a short walk away, so too is Mile End tube station.

Service charge £1920 per annum

Ground rent £300 per annum

Lease: 236 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- Duplex apartment
- Large rooms, very spacious property
- 2 double bedrooms
- Courtyard garden
- Mile End tube station
- 2 luxury bathroom suites
- Very bright & airy throughout
- By the canal

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BOOTMAKERS COURT



KITCHEN



LIVING ROOM



COURT YARD GARDEN



LIVING ROOM



BEDROOM

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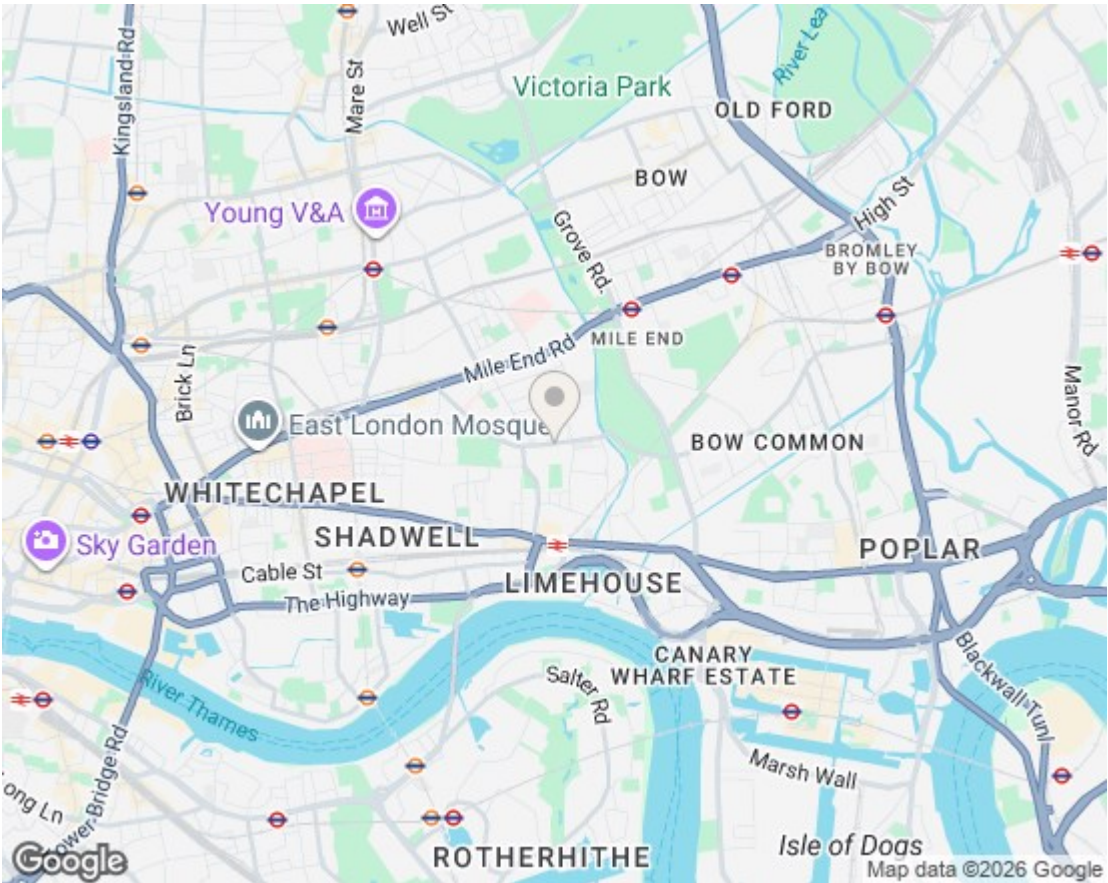
EN SUITE SHOWER ROOM



BEDROOM



BATHROOM



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		